

Rother District Council

Report to: Planning Committee

Date: 1 September 2022

Title: Appeals

Report of: Ben Hook, Director – Place and Climate Change

Ward(s): All

Purpose of Report: To update the Planning Committee

Officer Recommendation(s): It be **RESOLVED:** That the report be noted.

APPEALS LODGED

RR/2021/2447/P
(Committee -
Decision) BATTLE: Marley Lane - Land at, Battle
Construction of single detached two storey chalet
dwelling with associated access.
Mr & Mrs Joe Thompsett

RR/2021/2529/T
(Delegation) BEXHILL: 44 Collington Rise, Bexhill
T1 Sycamore - Reduce western spread of lower and mid
crown to 9m; height by up to 1.5m; branch lengths to
draw in over- extended laterals and balance with
remainder of crown; reduce southern and eastern spread
of crown from 4-10m height by up to 2m branch lengths;
reduce crown height by maximum 2m branch lengths to
balance with reduced lateral spread; remove major
deadwood.
Mr Peter Bennett

RR/2022/1295/P
(Delegation) BEXHILL: Pebsham Rural Business Park, Pebsham
Lane, Bexhill
Erection of single storey Class E business unit, with
parking and associated works.
Mr M. Worssam

RR/2022/184/P
(Delegation) BEXHILL: Rockhouse Bank Farm, Sluice Lane, Normans
Bay, Bexhill
Proposed internal alterations. Proposed oak frame porch
to front elevation and single storey utility extension to rear
elevation. Proposed dormers to front and rear elevations.
Mr John Sargeant

RR/2021/1656/P
(Non-Determination) BEXHILL: Fryatts Way - land at, Bexhill
Outline: Erection of up to 210 residential dwellings
(including up to 30% affordable housing), introduction of
structural planting and landscaping, informal public open
space and children's play area, surface water flood

mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access.
Gladman Developments Ltd

RR/2022/69/P
(Delegation)

BEXHILL: 18 & 20 Collington Park Crescent - Land between, Bexhill
Erection of 3 No. detached dwellings.
B.E.M Builders and Decorators

RR/2021/102/P
(Delegation)

BEXHILL: Chestnut Meadow Camping & Caravan Park, Ninfield Road, Bexhill
Change of use of land for the siting of 50 residential caravans (park homes) to form a retirement park.
Osborn Leisure LLP

RR/2021/1609/P
(Delegation)

BODIAM: Bodiam Business Centre - Land at, Junction Road, Bodiam
Erection of 4 No. 3-bedroom terraced dwellings together with associated car parking and landscaping.
Park Lane Homes (South East) Ltd

RR/2020/70/P
(Delegation)

BREDE: Barns Site, Steeplands - Land Adjacent to, Pottery Lane, Brede
Erection of 4-bedroom detached dwelling and detached garage.
Mrs A. Patel

RR/2022/1244/O
(Non-Determination)

BREDE: The Platts - Land Opposite, Chitcombe Road, Brede
Certificate of lawfulness for the existing use of rebuilding a pre-existing horse stables.
Mr Jake Angol

RR/2021/2509/P
(Delegation)

BRIGHTLING: Little Worge Farm, Brightling
Demolition of part of agricultural barn and erection of a holiday cottage.
Brightling Properties

RR/2021/2562/P
(Delegation)

BURWASH: Linkway, Vicarage Road, Burwash Common, Burwash
Erection of potting shed, Polytunnels and shed for storing bee keeping equipment.
Mrs Debbie Beckley

RR/2022/578/P
(Delegation)

BURWASH: Overshaw, Batemans Lane, Burwash
Removal of existing stables and derelict barn and construction of new stables (amended proposal following refusal of RR/2021/1983/P).
Mr Barclay

RR/2020/558/P
(Non-Determination)

CAMBER: Car Park Central, Old Lydd Road, Camber
Demolition of the beach locks up and replace with boutique hotel including 'Dunes Bar' restaurant at first

floor level (relocated from Old Lydd Road). New visitors centre and landscaping. Existing car parking spaces relocated to the over flow.

Mr Jimmy Hyatt

RR/2020/555/P
(Delegation)

CAMBER: 21 Old Lydd Road, Camber

Relocation of existing business (Dunes Bar) to the first floor vacant premises above Marina Cafe. It is only after Dunes Bar has been relocated, it is proposed to demolish the now vacant building to be replaced with 3 x two storey max height dwellings.

Mr J. Hyatt

RR/2021/3030/P
(Delegation)

CATSFIELD: The Warren - Land At, Stevens Crouch, Catsfield/Battle

Proposed residential development of land with 3 No. detached dwellings served by existing vehicular access
Mr & Mrs A. Williams

RR/2021/2992/P
(Delegation)

DALLINGTON: Haselden Farm, Battle Road, Dallington
Change of use of stables to residential annexe, and installation of sewage treatment plant (Retrospective).

Mr and Mrs Richard and Dianne Mower

RR/2022/468/P
(Delegation)

GUESTLING: 3 Oast Cottages, Lark Cottage, Great Maxfield, Three Oaks, Guestling

Proposed single storey rear extension and addition of safety guard rail in rear garden.

Dr E. Newton & Dr M. Larkin

RR/2022/469/L
(Delegation)

GUESTLING: 3 Oast Cottages, Lark Cottage, Great Maxfield, Three Oaks, Guestling

Proposed single storey rear extension and addition of safety guard rail in rear garden.

Dr E Newton & Dr M Larkin

RR/2022/334/P
(Delegation)

GUESTLING: Saunders Oast, Church Lane, Guestling Green, Guestling

Proposed oak frame conservatory on side of dwelling.

Mr & Mrs V. Deller

RR/2022/1097/P
(Delegation)

NORTHIAM: Ghyllside - Land adjacent to, Station Road, Northiam

Demolition of existing residential garage to provide a detached residential dwelling.

Express Housing Group Ltd

RR/2021/1084/P
(Delegation)

NORTHIAM: The Cedars, Station Road, Northiam

Demolition of existing single storey bungalow and erection of two dwellings with retained access.

Brasseur

RR/2021/3084/L (Delegation)	RYE: 18 Landgate, Larkin House, Rye Alterations to roof space including formation of access through low collar in roof structure, insertion of 3 No. new rooflights in inner roof slopes, enlargements and guarding of loft hatch opening. Ms Tara Larkin
RR/2020/646/P (Delegation)	TICEHURST: Bantham Farm, London Road, Ticehurst Change of use of art studio to live/work unit. Mr N. Watts
RR/2021/2600/P (Delegation)	TICEHURST: Bantham Farm, London Road, Ticehurst Change of Use of existing redundant and disused barn to residential use. Mr N. Watts
RR/2022/3/P (Delegation)	UDIMORE: The Lindens, Udimore Road, Udimore Erection of a single storey timber frame double garage to the front of the existing property. Mr Steven Jones
RR/2022/1013/FN (Delegation)	WESTFIELD: The Old Chicken Barn, Hoads Farm, Moat Lane, Battle Application to determine if prior approval is required for modifications to a commercial/agriculture barn. Mr Warren Behling
RR/2021/1473/P (Delegation)	WESTFIELD: The Old Chicken Barn, Hoads Farm, Moat Lane, Westfield Replace existing chicken barn with 1 No. detached house on same footprint and raising to accommodate a second floor, however lowering the pitch of the roof to keep the new height to a minimum. Mr Warren Behling
RR/2021/1647/P (Delegation)	WESTFIELD: Little Hides Farm Cottage, Stonestile Lane, Westfield Change of use from land that is non-compliant with agricultural occupancy to curtilage of an existing residential property. Mr Vidmantas Jokubauskas

APPEALS STARTED

RR/2021/3086/P (Delegation)	BEXHILL: 142 Pebsham Lane, Bexhill Proposed replacement detached dwelling. Mr Balwinder Singh - Khaira
RR/2021/2658/P (Delegation)	BEXHILL: Turkey Farm, St Marys Lane, Bexhill Erection of rear dormer, erection of rear infill extension and associated internal and external alterations. Ms Emma Farrow

RR/2021/1893/PN3 (Delegation)	BEXHILL: 32-34 Collington Avenue, Conquest House, Bexhill Application to determine if prior approval is required for a proposed change of use from offices (Class B1(a)) to 78 No. dwellinghouses (Class C3). Paramount Land and Development Ltd
RR/2022/503/P (Delegation)	BEXHILL: 63-65 Cooden Sea Road, Bexhill on Sea Construction of an upward extension using the airspace above an existing residential and commercial premises in order to provide a single dwelling (Class C3). Vulcan 63-65 Ltd
RR/2021/1519/P (Delegation)	BEXHILL: 81 Cooden Drive, Bexhill Demolition of existing bungalow and garage, replacement with four flats and a family dwelling, parking for nine cars, stopping up of an existing driveway access on Cooden Drive and construction of a new access and highway crossover on Pages Avenue. Anomaly Consultants
RR/2021/194/P (Delegation)	BODIAM: Park Farm Oast, Park Farm Lane, Bodiam Erection of an external staircase and balcony/veranda, construction of an overhanging roof entrance feature, new entrance doors at first floor level, changes to the previously approved elevations, comprising vertical timber boarding, amendments to the elevations to involve additional windows and enclosure of a previous opening and the surfacing of a track in permeable material. (Retrospective) Oastbrook Winery
RR/2021/2450/L (Delegation)	BURWASH: White House, High Street, Burwash Replacement of existing shed and open bay garage with integrated workshop and open bay garage. Dr John O'Connor
RR/2021/2449/P (Delegation)	BURWASH: White House, High Street, Burwash Replacement of existing shed and open bay garage with integrated workshop and open bay garage. Dr John O'Connor
RR/2020/923/P (Delegation)	GUESTLING: The Olde Piggery, Eight Acre Lane, Three Oaks, Guestling Change of use from Agricultural to residential. Proposed erection of 1 No. Eco Dwelling, conversion of Piggery building into garage and workshop, along with associated parking, landscaping and general site features that promote a high level of ecological interest. Mr Bill Coney
RR/2021/2348/P (Delegation)	GUESTLING: Wild Meadows, Chapel Lane, Guestling Green, Guestling

Demolition of existing stables and sand arena and erection for four new dwellinghouses (Use Class C3).
Ms Carol Adams

RR/2020/2261/P
(Delegation)

NORTHIAM: Mill Corner Stables, New Road, Northiam
Construction of an 'Earth House' comprising an Eco-Dwelling in conjunction with associated rural business, incorporating conversion of Stables into therapy and treatment rooms and a permaculture and smallholding business.
Mr & Mrs Matthew & Anneli Hukins

RR/2021/2597/P
(Delegation)

TICEHURST: Fine Acres, Astricus, Tolhurst Lane, Wallcrouch, Ticehurst
Occupation of Astricus as an independent dwelling and erection of single storey conservatory. (Retrospective)
Mr James Lee

RR/2020/1416/P
(Delegation)

WESTFIELD: Whitelands Kennels, Westfield Lane, Westfield
Demolition of existing kennels. Proposed new dwelling comprising of five bedrooms. New driveway, parking area and associated landscaping.
Mr Damon Robinson

APPEALS PENDING

RR/2020/1875/P
(Delegation)

BATTLE: Frederick Thatcher Place - Land west of, North Trade Road, Battle
Construction of 4 No. dwellings with associated parking and landscaping.
Mr Harry Wills

RR/2021/1102/P
(Delegation)

BATTLE: Caldbec Hill - Land at North Side of, Battle
Proposed detached dwelling.
Mr N. Whistler

RR/2020/357/P
(Delegation)

BATTLE: Marley House - Outbuilding (Former Squash Court), Marley Lane, Battle
Conversion of outbuilding (Former Squash Court) into a dwellinghouse with gardens and use of existing parking area and access.
Mr & Mrs Tine Desoutter

RR/2021/116/P
(Delegation)

BATTLE: 85-86 High Street, Battle
Change of use of ground floor from disused shops to two holiday lets.
Crowhurst Farm Developments Ltd

RR/2022/457/P
(Delegation)

BEXHILL: 16 Sutherland Avenue, Bexhill
Erection of wall at front of property. (Retrospective)
Mr Ian Wykes

RR/2020/1791/P (Delegation)	BEXHILL: 38 Thorne Crescent, Bexhill Proposed rear extension at ground floor and first floor. Mr Daniel Talbot
RR/2021/2942/P (Delegation)	BEXHILL: 21A Leopold Road, Bexhill Proposed loft conversion including construction of dormer to rear and addition of rooflight windows to front of dwellinghouse currently being created by conversion approved under extant planning permission RR/2018/1528/P. Mr J. Davison
RR/2021/1830/P (Delegation)	BEXHILL: 42 Ingrams Avenue, Bexhill Erect 1-bedroom semi-detached dwelling. ox1 Group
RR/2021/1151/P (Delegation)	BEXHILL: 3 & 5 Gunters Lane, Bexhill Two storey rear extension to No. 3 and single storey rear extension to No. 5, existing pair of cottages. Side extension to provide an additional 3-bedroom dwelling (resubmission). Dale Saunders Holdings Ltd
RR/2022/62/P (Delegation)	BEXHILL: 8 Church Vale Road, Bexhill Erection of single storey dwelling with associated parking and landscaping. (Resubmission following refusal of application RR/2021/1696/P) The Goldeneye Group
RR/2020/498/O (Delegation)	BEXHILL: The Kloofs Caravan Site, The Kloofs, Sandhurst Lane, Bexhill Application for a Certificate of Lawful Existing Use or Development for the use of the site as recreation land and service area ancillary to the caravan site. Kloofs Caravan Park
RR/2021/2644/P (Delegation)	BODIAM: Oast View - Land Opposite, Bodiam Business Park, Bodiam Construction of 2 No. two bedroom homes and 3 No. three bedroom homes with associated landscaping. Westridge Bodiam Park Limited
RR/2021/234/P (Delegation)	BREDE: Brede Valley Farm, Frymans Lane, Brede Erection of agricultural dwelling. Brede Valley Farm Ltd
RR/2021/1424/P (Non-determination)	BURWASH: St Giles, High Street, Burwash Proposed detached single storey annex building providing accommodation ancillary to existing dwelling house. Mrs Josephine O'Donnell

RR/2020/1304/P (Delegation)	CAMBER: Dorena, Wall Farm Lane, Camber Demolition of existing single storey chalet bungalow and erection of a two storey 3-bedroom detached dwelling with associated car parking. Mr Eric Moon
RR/2020/2306/P (Delegation)	CAMBER: Poundfield Farm, Farm Lane, Camber Siting of holiday lodge for seasonal tourist/holidaymakers accommodation. Mrs Michelle Bristow
RR/2021/2012/P (Delegation)	CATSFIELD: St Kitts - Site Adjacent, Church Road, Catsfield Erection of 1 No. Chalet Bungalow, together with parking and landscaping. Mr Jack Waller
RR/2021/2077/P (Delegation)	CROWHURST: Willow Pond House, Swainham Lane, Crowhurst Change of use of land for the siting of a timber cabin (caravan) for retreat holidays, re-positioned vehicular access off Swainham Lane and parking for two vehicles. Mr Richard Warden
RR/2020/1857/P (Delegation)	GUESTLING: Star Stud, Ivyhouse Lane, Guestling Change of use of barn to holiday accommodation. Mr J. O'Hara
RR/2021/1765/P (Delegation)	GUESTLING: Sunnyside - Garage and land opposite, Eight Acre Lane, Three Oaks, Guestling Change of use of land to allow proposed parking space associated with dwellinghouse. Ms Christine Harmar-Brown
RR/2021/1821/O (Delegation)	HURST GREEN: Silverhill Pump House Business Unit Bodiam Road Silverhill Hurst Green Certificate of Lawfulness for the change of use of building from Class B8 (storage and distribution) to Class B1a (office). FR Studio Limited
RR/2021/1174/P (Delegation)	HURST GREEN: 76 London Road, Ravynsden, Hurst Green Erection of double garage and domestic workshop with home office over. Mr Nicholas Meurice
RR/2021/1020/P (Committee - Decision)	ICKLESHAM: 6 Spring Steps, Winchelsea, Icklesham Proposed attic conversion and installation of 3 No. rooflights to rear elevation. Mr Chris Meyer

RR/2021/2699/P (Committee - Decision)	ICKLESHAM: 6 Spring Steps, Winchelsea, Icklesham Proposed attic conversion and installation of 3 x rooflights to rear elevation. Mr Chris Meyer
RR/2021/1925/P (Delegation)	IDEN: May House, Wittersham Road, Iden Variation of Condition 2 (approved plans) of planning approval RR/2020/2459/P - Proposed larger outbuilding to include study and WC. Mr & Mrs T. Patrick
RR/2021/1907/P (Delegation)	MOUNTFIELD: Johns Cross Cafe - Land at, Johns Cross Road, Mountfield Outline: Replacement of existing self-storage containers and construction of buildings for self-storage (Class B8) along with parking, landscaping and use of existing access to the A21, with access considered. Mr M. Horley
RR/2021/2164/P (Delegation)	MOUNTFIELD: 3 Church Cottages, Church Road, Mountfield Construction of replacement garage/carport. Mr & Mrs C. Norman
RR/2021/2467/P (Delegation)	NORTHIAM: Torphin, Station Road, Northiam New outbuilding to provide ancillary accommodation / annexe for disabled relative (retrospective). Mr E. Hatcher and Ms K. Russell
RR/2021/1935/P (Delegation)	NORTHIAM: Cooks Farmhouse - Land Adj, New Road, Northiam Proposed siting of a static holiday let unit and associated change of use of the land. Mrs Sarah Secker
RR/2019/2677/P (Delegation)	NORTHIAM: Station Road - Land South of, Northiam Demolition of the existing marketing suite and erection of 2 x detached dwellings, car parking spaces, refuse and cycle stores. Persimmon Homes Ltd
RR/2021/1657/P	PEASMARSH: Teviot, Malthouse Lane, Peasmarsh Proposed 4 x bedroom dwelling with associated landscaping and driveway for two vehicles. Bright Develop Ltd
RR/2021/879/P (Delegation)	PEASMARSH: Lyndhurst Cottage, Main Street, Peasmarsh Change of use from granny annexe/holiday let to separate residential dwelling. Mr Terry Denman

RR/2021/2759/P (Delegation)	PEASMARSH: Partridge Farm, Starvecrow Lane, Peasmarsh Change of use of the building and land from holiday let accommodation to permanent dwelling. Mr & Mrs A. & W. Thomas
RR/2021/2888/P (Delegation)	PEASMARSH: 1 Brickfield, Main Street, Peasmarsh Erection of a two-storey side extension over part of existing footprint to form 1-bedroom maisonette. Mr Peter Bedborough
RR/2021/1760/P (Delegation)	RYE: 12 Market Road, K-9 Divine, Rye Change window joinery on the front elevation. Richard A. Copland Chartered Surveyors
RR/2021/75/P (Delegation)	RYE: 44 Marley Road, Rye Proposed wooden cabin to side of property to be used for sleeping accommodation (retrospective). Mrs Layla Twine
RR/2021/2587/P (Delegation)	SALEHRST/RBRIDGE: Boarsney, The Stage, Silverhill, Salehurst/Robertsbridge External alterations to include glazing to the elevations, a replacement external staircase and balcony, a new log burner and external BBQ/Pizza Oven area. Mr M. Westmoreland-Smith
RR/2021/664/P (Delegation)	SEDLSCOMBE: Little Swailes Green Farmhouse, Little Swailes Green Farm, Cripps Corner, Sedlescombe Construction of a single storey extension with a glazed link connected to existing dwelling, new enclosed porch to the North, insertion of three conservation rooflights and alterations to the existing facades with new timber weatherboarding and re-instatement of an existing brick garden wall and minor landscaping works. Ms Tina Kennard
RR/2021/665/L (Delegation)	SEDLSCOMBE: Little Swailes Green Farmhouse, Little Swailes Green Farm, Cripps Corner, Sedlescombe Construction of a single storey extension with a glazed link connected to existing dwelling, new enclosed porch to the North, insertion of three conservation rooflights and alterations to the existing facades with new timber weatherboarding and re-instatement of an existing brick garden wall and minor landscaping works. Ms Tina Kennard
RR/2020/2116/P (Delegation)	SEDLSCOMBE: The Croft, 'Aurora', Hurst Lane, Sedlescombe Construction of a dwelling house and associated landscape and access works. Mr & Mrs G.M. & V.G. Slowman

RR/2021/559/P (Delegation)	SEDLSCOMBE: 6 Park Shaw, Sedlescombe Single rear dormer, replacement of a single side garage with a car port with a hipped roof, a single storey rear extension, a front Velux Dormer & front porch. Mr Terry Creasy
RR/2021/1787/P (Delegation)	TICEHURST: Slaves Dream, Lower Hazelhurst, Ticehurst Demolition of existing dwelling and replacement with new dwelling including new detached car port. Pedro and Jay Milborne
RR/2021/2337/P (Delegation)	WESTFIELD: Little Holme, Westbrook Lane, Westfield Conversion of existing detached annexe building to create a new 2-bedroom dwelling, with new balcony to the rear. Associated division of plot to provide amenity space and detached outbuilding to be converted into summerhouse. Mr George Allen
RR/2021/240/P (Delegation)	WESTFIELD: Summer Cottage - Land to the south west of Whitelands, Westfield Demolition of existing storage buildings and hardstanding. Construction of new dwelling with landscaping, parking and use of existing access to the A28. Creation of a new planting buffer and biodiversity enhancements. Mr & Mrs W. Cornish
RR/2021/1094/O (Delegation)	WESTFIELD: Holland House, Hoads Farm, Moat Lane, Westfield Certificate of Lawfulness for an existing residential mobile home. Mrs S.A. Hawkins
RR/2022/132/O (Delegation)	WHATLINGTON: Forest Lodge, Hooks Beach, Vinehall Street, Whatlington Certificate of Lawfulness for a proposed part 2-storey, timber framed "granny" annex to the existing garage, with dormer to front. Jamie Pearson
RR/2021/1165/P (Delegation)	WHATLINGTON: Benham Cottage - Land at, Woodmans Green Road, Whatlington Construction of a detached dwellinghouse, gardens, parking and use of existing access to A21 (resubmission of RR/2020/836/P). Mr and Mrs D. Ridler

APPEALS ALLOWED

RR/2021/1591/P (Delegation)	BATTLE: Telham Meadows, Hastings Road, Battle Removal of existing structures and replace with residential dwelling. Retrospective planning approval for
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the siting of emergency temporary mobile home, minor site clearance and drive widening. (Resubmission following refusal of RR/2020/2510/P)
Ms Clare Gilchrist

RR/2021/113/P
(Delegation)

BREDE: The Lions Den, Opposite entrance to Goatham Lane, Brede
Change of use of land from agricultural to outside fitness facility. (Retrospective)
Mr Ricky Burgess

APPEALS DISMISSED

RR/2020/2418/P
(Delegation)

BEXHILL: Beulah Baptist Church, Clifford Road, Bexhill
Demolition of existing sanctuary and Buckhurst Room hall and construction of a new church and community centre with associated external works. Retention of the Clifford Hall and new cladding and window configuration to the Beulah Centre elevation on Clifford Road.
The Trustees of Beulah Baptist

RR/2020/151/P
(Committee -
Decision)

FAIRLIGHT: Pett Level Road - Land South of, Fairlight Cove, Fairlight
Outline: Development of up to 43 residential units (including 40% affordable), including new vehicular access from Pett level Road.
Wellbeck Strategic Land III

RR/2019/2641/P
(Delegation)

NORTHIAM: Coombe Cottage, Ewhurst Lane, Northiam
Demolition of existing bungalow and construction of four residential units. Provision of new driveway and eco-sewer system.
Mr James & Gavin Pierce

RR/2021/1466/ENF
(Enforcement)

Big Wood, Land to the East of London Road, Battle
Change of use from agriculture to residential and operational development.
Mr Jordon Measom

APPEALS WITHDRAWN

RR/2021/2851/P
(Delegation)

BATTLE: 3 Virgins Croft, Battle
First floor rear extension and new pitched roof to side porch and new windows and doors.
Mr Daniel Bryant

FORTHCOMING HEARINGS/INQUIRIES

NONE

Chief Executive:	Malcolm Johnston
Report Contact Officer:	Ben Hook, Director – Place and Climate Change
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Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A
